

2024 HAMLIN TOWNSHIP 2000 COMMERCIAL ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
02-030-001-10	950 E MONROE RD	07/15/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$67,400	52.66	\$108,154	\$45,972	\$82,028	\$82,909	0.989
04-007-026-05	4426 N STATE	02/07/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$326,268	\$102,466	\$297,534	\$298,403	0.997
05-017-003-00	4495 W CLEVELAND R	08/30/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,400	60.62	\$77,234	\$46,175	\$18,825	\$41,412	0.455
06-009-011-00	E PIERCE	02/28/23	\$245,500	WD	03-ARM'S LENGTH	\$245,500	\$95,300	38.82	\$251,253	\$218,300	\$27,200	\$43,937	0.619
12-026-002-00	1985 W MONROE RD	12/21/21	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$330,400	62.11	\$432,784	\$255,697	\$276,303	\$391,785	0.705
12-027-004-00	7900 N ALGER RD	07/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,200	73.25	\$157,400	\$121,119	\$38,881	\$80,268	0.484
12-027-009-00	7890 N ALGER RD	12/27/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$82,200	56.69	\$116,973	\$33,424	\$111,576	\$184,843	0.604
12-028-003-00	3159 W MONROE RD	02/18/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,500	43.18	\$112,881	\$59,205	\$50,795	\$118,752	0.428
12-036-013-00	N JEROME (6000) RD	12/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,500	14.89	\$207,921	\$110,760	\$114,240	\$214,958	0.531
13-030-003-00	N LUMBERJACK (7000	04/20/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,300	37.91	\$302,276	\$73,519	\$151,481	\$305,009	0.497
14-600-045-00	10673 W ST CHARLES	10/14/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$58,300	26.50	\$199,199	\$14,996	\$205,004	\$245,604	0.835
300-000-606-024-00	217 S MAIN ST	11/23/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,300	57.88	\$92,540	\$19,244	\$60,756	\$73,296	0.829
300-034-300-165-00	109 E KNIGHT ST	05/13/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$70,300	70.30	\$140,517	\$35,612	\$64,388	\$104,905	0.614
300-053-000-020-00	322 HAMMAN DR	06/30/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,500	49.69	\$159,050	\$70,576	\$89,424	\$88,474	1.011
300-086-631-010-00	802 S MAIN ST	08/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,800	51.75	\$165,634	\$41,927	\$118,073	\$123,266	0.958
300-086-631-040-00	806 S MAIN ST	02/10/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$60,500	80.67	\$120,984	\$43,527	\$31,473	\$77,176	0.408
42-119-001-00	303 E SAGINAW STREI	04/22/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,000	46.67	\$76,843	\$11,471	\$48,529	\$87,163	0.557
42-301-004-00	118 E SAGINAW STREI	08/26/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$21,700	43.40	\$54,415	\$3,422	\$46,578	\$67,991	0.685
43-100-011-00	101 ROBINSON AVE	12/14/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,600	50.76	\$150,979	\$7,726	\$137,274	\$191,004	0.719
43-100-139-00	113 S ROBINSON ST	03/24/23	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$7,600	26.67	\$25,579	\$1,038	\$27,462	\$32,721	0.839
51-031-005-00	303 W SUPERIOR	10/25/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$72,200	57.76	\$153,821	\$3,978	\$121,022	\$331,511	0.365
51-031-028-00	200 W CENTER	06/30/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$40,400	40.00	\$83,985	\$13,646	\$87,354	\$155,617	0.561
51-031-035-00	131 W SUPERIOR	12/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$36,900	22.36	\$139,537	\$16,448	\$148,552	\$272,321	0.546
51-031-265-00	306 N STATE	03/15/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,600	31.69	\$58,904	\$1,933	\$63,067	\$126,042	0.500
51-031-270-00	318 N STATE	11/10/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,600	43.68	\$157,549	\$7,040	\$117,960	\$332,985	0.354
51-031-271-00	322 N STATE	06/14/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$65,760	\$3,500	\$71,500	\$137,743	0.519
51-343-509-00	725 E SUPERIOR	01/31/23	\$246,500	WD	19-MULTI PARCEL AF	\$246,500	\$118,400	48.03	\$288,584	\$5,985	\$240,515	\$625,219	0.385
51-344-583-00	125 E SUPERIOR	10/13/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$61,200	50.16	\$144,546	\$4,007	\$117,993	\$310,927	0.379
51-344-780-00	305 W DOWNIE	03/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$89,100	56.75	\$150,097	\$20,415	\$136,585	\$286,907	0.476
51-344-818-00	124 W SUPERIOR	09/20/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,600	45.28	\$151,320	\$3,600	\$121,400	\$326,814	0.371
51-352-768-00	1951 MICHIGAN	01/25/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,000	25.88	\$63,416	\$13,950	\$71,050	\$109,438	0.649
51-354-777-00	1045 E SUPERIOR	08/05/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$49,900	56.07	\$91,070	\$28,252	\$60,748	\$138,978	0.437
52-010-138-00	108 E CENTER ST	11/23/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$152,000	76.00	\$212,992	\$10,726	\$189,274	\$447,491	0.423
53-010-121-00	113 N MILL	09/30/21	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$19,800	30.70	\$59,256	\$2,151	\$62,349	\$126,338	0.494
53-860-010-00	301 WOODSIDE	09/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$96,100	26.69	\$300,067	\$69,869	\$290,131	\$509,288	0.570
Totals:			\$5,419,000			\$5,419,000	\$2,354,100		\$5,399,788		\$3,897,324	\$7,091,497	
								Sale. Ratio =>	43.44			E.C.F. =>	0.550
								Std. Dev. =>	2.83			Ave. E.C.F. =>	0.594
												USE	0.550